



Concept plan 15a: Preliminary concept illustrating a possible layout for a residential subdivision on the southwestern side of town, adjacent to the school property. This concept includes a full-sized football field and track, along with the associated amenities and parking. Residents indicated their desire and need for the aforementioned, however, the school does not have enough room on their site for these improvements

City Growth

The two subdivisions shown in concept plans 15a & 15b are the two areas where the city anticipates its residential growth to occur in the near term. Rising urban crime and the high costs for housing and other associated costs, coupled with the pandemic and ability for many people to work remotely, there is a trend of people

moving out from the larger urban areas to small towns like Calamus. Calamus would like to capitalize on this surge.

Many of these people are looking for larger lots. To meet this demand, the lots in the eastern subdivision are approximately 1/2 acre in size, whereas the size of lots in the southwestern subdivision are larger and range from approximately 3/4 to 1 acre in size.



Concept plan 15b: Preliminary concept illustrating a possible layout for a residential subdivision on the eastern side of town, adjacent to 5th Street and 245th Street

LEGEND

① PCC sidewalk	⑪ Ticket office
② Street	⑫ Perimeter fence
③ 10' wide separated multi-use trail	⑬ 10' wide trail connectivity to school
④ Area for a park and bike rest area	⑭ Sewer lift station and public space
⑤ Street with parallel parking	⑮ Crosswalk
⑥ Full-sized football field and 400-M track	⑯ Grass buffer on each side of trail
⑦ Concession stand and restrooms	
⑧ Parking lot	
⑨ Bleachers (ADA Compliant)	
⑩ 500-year (light blue) and 100-year flood (dark blue)	



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